

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF DISPOSITION PARCEL L-25
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24 hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Insoft Realty Corporation has expressed a desire to develop the site in accordance with the provisions of the Urban Renewal Plan and the policies and procedures adopted by the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Insoft Realty Corporation be and hereby is conditionally designated as developer for Disposition Parcel L-25, subject to submission within sixty (60) days of the following documents satisfactory to the Authority:

- a. Preliminary site plan indicating proposed landscaping and the number of parking spaces that can be developed on this site;
- b. Proposed construction schedule;
- c. Concurrence in the proposed transaction and minimum disposition price by the Department of Housing and Urban Development;
- d. Publication of all public disclosure required by the Housing Act of 1949, as amended.

2. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that the Insoft Realty Corporation possesses the qualifications and financial resources to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

January 6, 1967

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Edward J. Logue, Development Administrator
SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCEL L-25
WASHINGTON PARK - MASS. R-24

SUMMARY: This memo requests that the Authority conditionally designate Insoft Realty Corporation as the developer of parcel L-25, subject to the Authority's usual submission requirements.

Insoft Realty Corporation, an active participant in the Washington Park rehabilitation program since 1963, has expressed an interest in purchasing site L-25, approximately 10,434 sq. ft. of BRA-owned vacant land at 44 Maple Street. The land would be used for providing off-street parking for residents of nearby multi-family apartment buildings.

Mr. Sidney Insoft and his associates have scheduled the rehabilitation of almost 1000 units in the Washington Park and North Dorchester areas and the first group of properties, containing 324 units under the Federal Government Rent Supplement Program, is in the final stages of processing at the FHA.

Included in this grouping are several properties abutting and adjacent to parcel L-25 that contain 99 dwelling units whose tenants would directly benefit by the provision of off-street parking on the parcel.

Because the FHA has informed the Insoft Realty Corporation that some off-street parking must be provided for the above mentioned 99 units before it will issue a commitment, and because there is a decided lack of off-street parking presently in this area of multi-family buildings, I recommend that the Insoft Realty Corporation be conditionally designated as the developer for parcel L-25.

An appropriate vote is attached.

